

L0316275263 - Cook County  
BRAMAN, CHAS. & SONS  
ILD000000000  
HRS/SF

US EPA RECORDS CENTER REGION 5



402776

# CERCLA

## Pre-Cerclis Screening Action



Illinois Environmental  
Protection Agency

**PRE-CERCLIS SCREENING REPORT**

for:

**BRAMAN, CHAS. & SONS  
CHICAGO, ILLINOIS**

PREPARED BY:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
BUREAU OF LAND  
DIVISION OF REMEDIATION MANAGEMENT  
OFFICE OF SITE EVALUATION

JULY 29, 2005

## **INTRODUCTION**

On February 22, 2005, the Illinois Environmental Protection Agency (Illinois EPA) was tasked by the Region 5 Offices of the United States Environmental Protection Agency (U.S. EPA) to conduct Pre-CERCLIS Screening Assessments on historic lead sites within the Chicago Metropolitan Area. These properties were identified from historic maps and industrial directories that suggest that lead may have been used at these facilities. The Pre-CERCLIS Screening Assessment (PCS) activities will include a review of available information, a visual site reconnaissance, a determination of current land use, and identify the risk for human exposure to potential contaminants on the subject property and adjacent land.

## **SITE DESCRIPTION**

The Charles Braman & Sons Co. (L0316275263), reportedly located at 2046 W. Carroll Ave, Cook County, Chicago, Illinois, has been identified as a potential lead site. This address is located in the near west side of Chicago, IL, on Carroll Ave. between N. Hoyne Ave. and N. Damen Ave. Currently, this block of Carroll Ave is occupied by various manufacturing companies and warehouses. According to Sanborn Fire insurance Maps (Figure 3) dating back to 1906 these structures have occupied this block from the early 20<sup>th</sup> century until present. The address associated with Charles Braman & Sons, 2046 W. Carroll Ave., is situated on the north side of the block, within a block long two story brick building which has been internally segmented to house separate companies (Photos 1-4). According to Sanborn Fire Insurance Maps, the address of Charles Braman & Sons is located approximately 100 feet east of the southwest corner of the main building. The former business may have occupied a space as small as 40 feet east to west by 120 feet north to south within the main building or as large as 260 feet

east to west by 120 feet north to south. The rear of the entire building is bordered by approximately 12 sets of railroad track. Within a one half mile radius of 2046 W. Carroll Ave. the area is occupied by similar types of structures housing various manufacturing companies and warehouses, roadways, parking lots, and walkways (Figures 1 - 2). Beyond approximately one half mile, commercial, retail businesses and residential structures exist in all directions. Residential structures are both single-family residences and multi-family apartments. Although residential areas exist near this former facility, the likelihood of human exposure to contaminated media, if present, would be low. There is no access to this property except walking on the sidewalk along the south side of the building and on a narrow gravel area adjacent to the railroad tracks on the north side of the building. There were no signs of staining or leakage from the building or on the ground. There is no access into the current building other than authorized personnel. The informational resources used to evaluate this location suggest that metal refining operations existed at this location and/or an adjacent location (Sanborn Maps). No information was available on State or Federal databases using this location or company name (U.S. Environmental Protection Agency) (Illinois Environmental Protection Agency). No environmental samples were collected during the PCS.

## **SITE HISTORY**

Three historical Sanborn Fire Insurance Maps (Illinois State Library), 1906, 1928, and 1950, were reviewed for evidence that would suggest any metallurgical operations occurred at the 2046 W. Carroll Ave. address. Reference was made on the maps that would suggest a metal refining operation occurred at an adjacent address, possibly including the 2046 address. The Sanborn Maps also indicate that there was scrap metal storage in an adjacent section of the main

building east of the 2046 address and oil storage to the west. The only company name associated with the building is indicated on the 1950 Sanborn map as Vila-Mages Co., manufacturers of mouldings and picture frames. However, it appears that this company may have only occupied a portion of the main building from 2000 – 2012 W. Carroll Ave. Information from the Cook County Assessor's Office and website were used to determine if there was any reference to the Charles Braman & Sons Co. at the 2046 W. Carroll Ave. address (Cook County Assessor's Office). None of the records reviewed by the author showed any listing for Charles Braman & Sons Co. These records contained primarily individual names, rather than company names.

Three additions of the Standard Metal Directory (1940, 1948-1949, and 1963-1964) were reviewed to obtain any information about the Charles Braman & Sons Co. and location. The 1940 edition indicated that the company was a new metals dealer and/or distributor, a babbitt and solder manufacturer, and a scrap iron and metal dealer (Standard Metal Directory, 1940). The 1948-1949 edition listed the Charles Braman & Sons Co. as a babbitt and solder manufacturer, and a scrap iron and metal dealer (Standard Metal Directory, 1948-1949). The 1963-1964 edition contained no listing of Charles Braman & Sons Co. (Standard Metal Directory, 1963-1964). Based on the information available, it appears metallurgical activity may have occurred on site, including refining activity.

## **RECOMMENDATION**

Based on the findings of this Pre-CERCLIS Screening, the author of this report recommends that the property indicated as Charles Braman & Sons Co., located at 2046 W. Carroll Ave., Chicago, IL, not be added to the CERCLIS database. A review of available information (refer to reference list), included in this report, suggests that even though the Charles

Braman & Sons Co. has been indicated to have possibly been a metal refiner, past and current conditions at the W. Carroll Ave. location pose little threat to human exposure, should contaminated media exist.

### **ATTACHMENTS**

Figures 1-2    Topographic Map & Aerial photo showing site location and surrounding properties (TerraServer-USA).

Figure 3       Sanborn Fire Insurance Map of site location and surrounding properties.

Photos 1-4

## **REFERENCES**

Cook County Assessor's Office, <http://www.cookcountyassessor.com/filings/gis.asp>

Illinois Environmental Protection Agency, <http://www.epa.state.il.us>

U.S. Environmental Protection Agency, <http://www.epa.gov/superfund/sites/cursites/index.htm>

Sanborn Fire Insurance Maps (Illinois State Library)

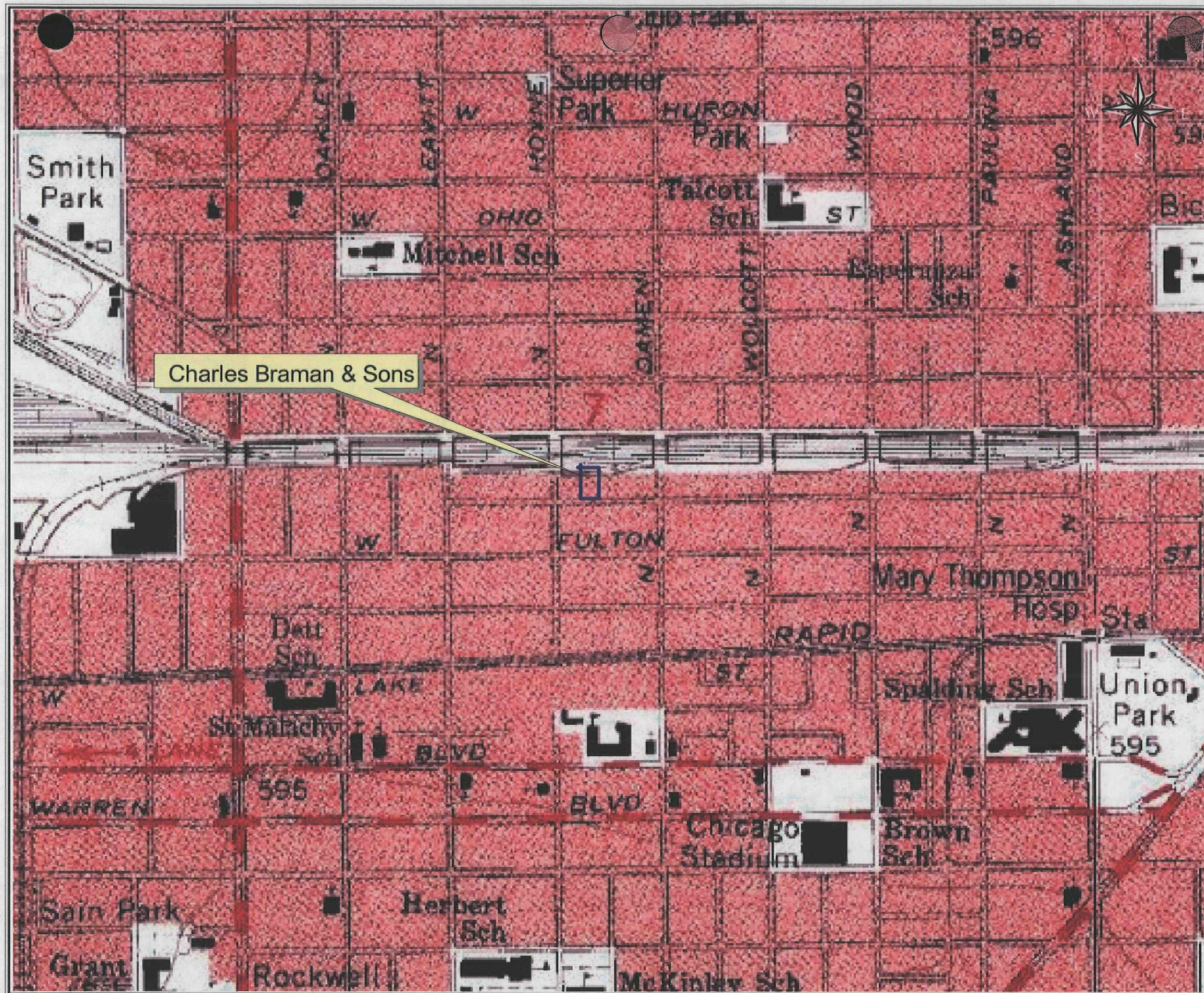
Standard Metal Directory, Eighth Edition 1940, Atlas Publishing Company, 150 Lafayette St., New York, Copyright 1939.

Standard Metal Directory, Eleventh Edition 1948, Bardeen Press, Inc., Atlas Publishing Co., Copyright 1948.

Standard Metal Directory, 1963-1964 Volume XVIII, by Geoffrey J. Nightingale, Copyright 1963, by Standard Metal Directory 525 W. 42<sup>nd</sup> Street, New York 36, N.Y.

TerraServer-USA, <http://terraserver-usa.com/default.aspx>





Topographic Map  
Former Charles Braman & Sons and Surrounding Area  
Figure 1





TerraServer 4/10/2002

Former Location of Charles Braman & Sons  
Figure 2







Photo taken 5/24/2005 toward north  
Building where Charles Braman & Sons was formerly located.

Photo 1



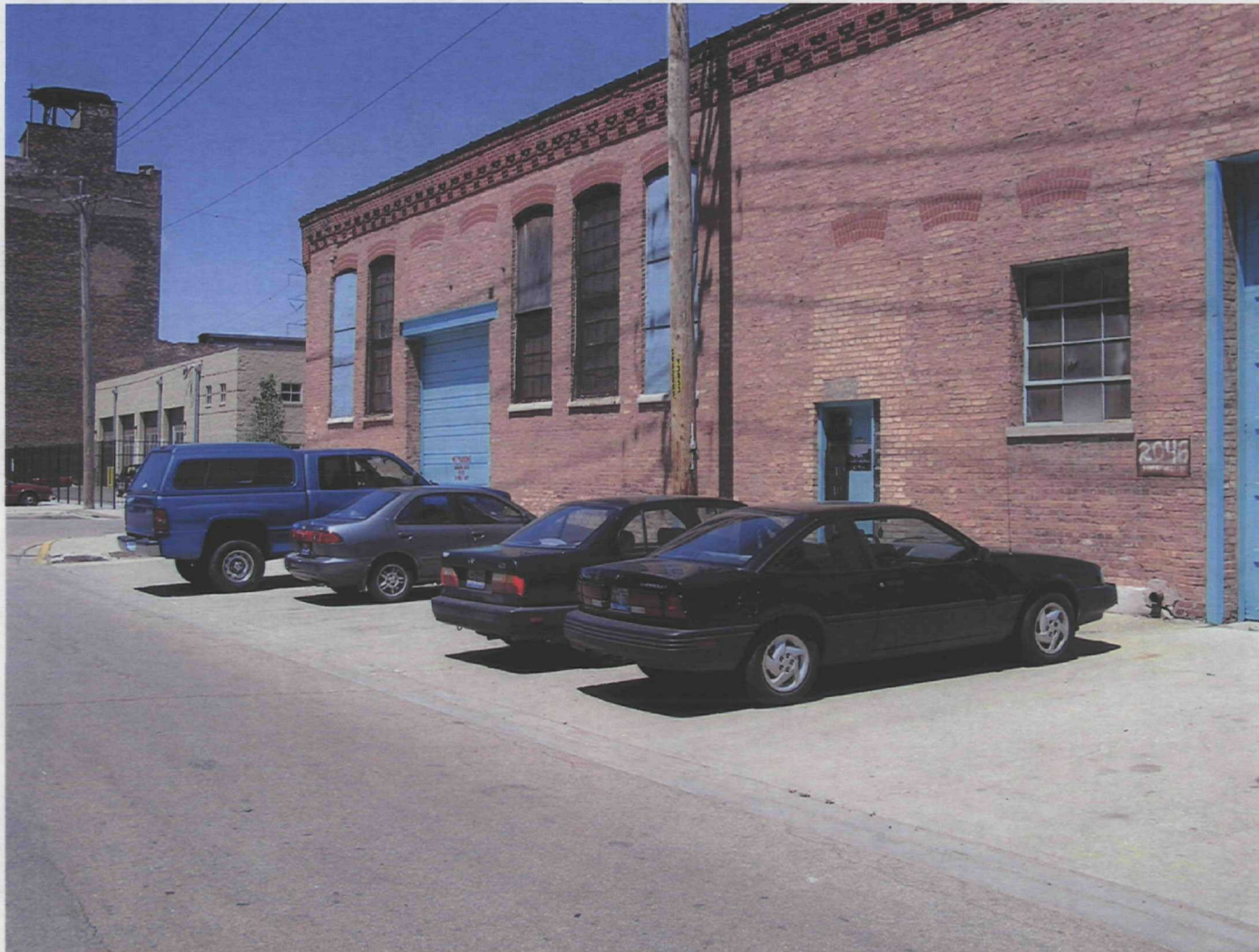


Photo taken on 5/24/2005 toward the NW.  
Photo toward west end of block long building formerly containing Charles Braman & Sons.

Photo 2





Photo taken on 5/24/2005 toward the E-NE  
Same description as Photo 2

Photo 3





Photo taken on 5/24/2005 toward the North.  
Photo taken along west end of building formerly containing Charles Braman & Sons.

Photo 4

**ATTACHMENT A**

**PRE-CERCLIS SCREENING ASSESSMENT  
CHECKLIST/DECISION FORM**

# PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

**Checklist Preparer:** Kennth W. Corkill, EPS III 8-22-05  
1021 North Grand Ave. East, Springfield IL. 62702 217-524-1664  
ken.corkill@epa.state.il.us

**Site Name:** Braman, Chas. & Sons  
**Previous Names (if any):**  
**Site Location:** 2046 W. Carroll Street  
Chicago, IL. 60612-1602

**Latitude:** N 41 53.263' **Longitude:** W 87 40.680'

Complete the following checklist. If Ayes is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?		X
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		X
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		X
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?		X
5. Is some other program actively involved with the site (Federal, VCP, State, or Tribal)?		X
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		X
7. Are the hazardous substances potentially released at the site excluded by policy considerations (i.e, deferred to RCRA Corrective Action, FIFRA, or Brownfields)?		X
8. Is there insufficient data (provided by the State) to verify that a release has occurred or has the potential to occur (i.e., based on potentially unreliable sources or with no information to support the presence of hazardous substances or CERCLA eligible pollutants and contaminants)?		X
9. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (i.e., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, EPA approved risk assessment completed)?		X

Please explain all yes answer(s), attach additional sheets if necessary:

Refer to Decision Rationale section on following page.

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Site Determination:

~ Yes Enter the site into CERCLIS. Further assessment is recommended (explain below).

**X No** The site is not recommended for placement into CERCLIS (explain below).

**DECISION/DISCUSSION/RATIONALE:**

Currently, this block of Carroll Ave is occupied by various manufacturing companies and warehouses. According to Sanborn Fire insurance Maps (Figure 3) dating back to 1906 these structures have occupied this block from the early 20<sup>th</sup> century until present. The address associated with Charles Braman & Sons, 2046 W. Carroll Ave., is situated within a block long two story brick building which has been internally segmented to house separate companies. The immediate area is occupied by similar types of structures housing various manufacturing companies and warehouses, roadways, parking lots, and walkways. Although residential areas exist near this former facility, the likelihood of human exposure to contaminated media, if present, would be low. There is no access to this property except walking on the sidewalk along the south side of the building and on a narrow gravel area adjacent to the railroad tracks on the north side of the building. There were no signs of staining or leakage from the building or on the ground. There is no access into the current building other than authorized personnel. The informational resources used to evaluate this location suggest that metal refining operations existed at this location and/or an adjacent location (Sanborn Maps. Historical Sanborn Fire Insurance Maps from 1906, 1914, and 1950, were reviewed for evidence that would suggest metallurgical or smelting operations occurred at the 2046 W. Carroll Ave. address. The maps suggest metal refining may have occurred at that address or in the adjacent building section. The Cook County Assessor's Office and website and three editions of the Standard Metal Directory (1940, 1948-1949, and 1963-1964) were used to determine if there was any reference to a smelter at the Charles Braman & Sons Co. No definitive information was available from the Assessors office. Information available from the Metal Directories indicate that it appears metallurgical activity may have occurred on site, and may have also included refining activity.

A review of available information suggests that even though the Charles Braman & Sons Co. has been indicated to have possibly been a metal refiner, past and current conditions at the W. Carroll Ave. location pose little threat to human exposure.

Regional EPA Reviewer:

Print Name/Signature

*Jeanne Anff*

Date

*9/28/05*

State Agency/Tribe:

Print Name/Signature

Date